

# TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL AND OF SALE

Reference is made to that Trust Deed wherein Gina Elaine Blair who took title as Gina Elaine Winfield, is Grantor; William Ganong, is Trustee; and Garrison C. Mitchell, Emma M. Mitchell and Larry Mitchell, is Beneficiary, recorded in Official/Microfilm Records, Vol. M88, Page 7462, Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon:

Lot 72 of Pleasant Home Tracts No. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

No action is pending to recover any part of the debt secured by the trust deed.

The obligation secured by the trust deed is in default because the grantor has failed to pay the following:

\$242.00 due December 11, 1939, and each month thereafter and failure to pay the 1988-89, 1989-90 real property taxes.

The sum owing on the obligation secured by the trust deed is:

\$13,996.65, plus interest from December 23, 1989, at the rate of 15% per annum.

plus trustee's fees, attorney's fees, foreclosure costs and any sums advanced by beneficiary pursuant to the terms of said trust deed.

Beneficiary has and does elect to sell the property to satisfy the obligation pursuant to ORS 86.705 to 86.795.

The property will be sold as provided by law on July 23, 1990, at 10:00 o'clock A.m. based on standard of time established by ORS 187.110 at 540 Main St., #301, Klamath Falls, Klamath County, Oregon.

Interested persons are notified of the right under ORS 86.753 to have this proceeding dismissed and the trust deed reinstated by payment of the entire amount then due, other than such portion as would not then be due had no default occurred, together with costs, trustee's and attorney's fees, and by curing any other default complained of in this Notice, at any time prior to five days before the date last set for sale.

Date: March 13, 1990

William L. Sisemore, Trustee  
Successor Trustee

STATE OF OREGON, County of Klamath ss  
The foregoing was acknowledged before me on March 13, 1990 by William L. Sisemore

[Signature] Notary Public for Oregon — My Commission Expires: August 2, 1991

Notarized to be a true copy

Attorney for Trustee

STATE OF OREGON, County of Klamath ss  
Filed for record on March 13, 1990 at 10:57 o'clock A.m.  
and recorded in M90 page 4689 of mortgages.

Evelyn Bighn County Clerk by Rauline Muelandore, Deputy  
Fee \$8.00

After recording return to:

**WILLIAM L. SISEMORE**  
Attorney at Law  
540 Main Street  
Klamath Falls, OR 97601

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